

THE NEIGHBORHOOD IN CONTEXT

The North Lamar Combined Neighborhood Planning Area (NLCNPA) is comprised of two neighborhood planning areas: North Lamar and Georgian Acres. Located in the north central portion of Austin's urban core, the NLCNPA is bounded by Braker Lane to the north, Interstate 35 (I-35) to the east, US Highway 183 to the south, and North Lamar Boulevard to the west. See the *Planning Area Boundaries* map on page 4.

Lay of the Land

The NLCNPA is an approximately 1,297 acre urban neighborhood with seemingly suburban characteristics. Development in the neighborhood is similar to other areas that have once been at the fringe of a sprawling city: the NLCNPA is marked by strip malls, suburban-style tract homes, and culs-de-sac. The majority of non-residential and multifamily (i.e., apartments) development has occurred at or near the periphery of the NLCNPA; the area's interior is made up of mostly single family neighborhoods. Though mostly developed, the NLCNPA contains several undeveloped properties largely within or near the residential portion of the neighborhood.

The most prominent natural feature of the NLCNPA is Little Walnut Creek and its tributaries; originating northeast of the planning area, Little Walnut Creek bisects the Georgian Acres planning area as it runs southwest toward the Colorado River. The more rural character of the Georgian Acres area can likely be attributed to the colorful history of Little Walnut Creek. The creek had been the site of early battles between Native Americans and European settlers; later, farmers and ranchers were drawn to the creek for the fertile soils it provided for both their crops and livelihoods. Erosion has threatened the creek and adjacent properties for years; however, in 1995, a portion of the creek's banks were stabilized to prevent further erosion in the area.



Little Walnut Creek as seen from Georgian Drive

Built Environment

The NLCNPA is a fairly new addition to the City of Austin: the neighborhood had been entirely annexed into the city limits between 1945 and 1984. Most of the NLCNPA has been developed, with much of the development activity occurring since annexation of the area began. Development, including the housing stock, is older in Georgian Acres than in

North Lamar; the newer, suburban-style development in the North Lamar planning area is a result of its growth at the outer fringe of the central city.



Chinatown Center is an example of commercial development in the NLCNPA.

Of the developed properties within the NLCNPA, the majority contains single-family homes. In 2008, nearly 73 percent were single-family residences. Most of these homes are located within the interior of the neighborhood and have styles that reflect the era in which they were built; the majority of the single-family residences in the NLCNPA are single-story, ranch-style homes. Despite a large proportion of single-family *properties*, the NLCNPA has a substantial amount of multifamily *housing units*. While only 5.5 percent of properties contain a multifamily use, 60 percent of all NLCNPA housing units were in multifamily developments.⁴



Single-family homes in Georgian Acres (left) and North Lamar (right) exemplify the residential character of the NLCNPA.

Most of the neighborhood's commercial development lies at its periphery. Suburban-style, automobile-oriented commercial establishments dominate North Lamar Boulevard: the design of these establishments (including strip malls and fast food restaurants) largely separates them from the roadway by big parking lots. Industrial-type commercial businesses and travel-related establishments (i.e., hotels, motels, and service stations) are located along the interstate frontage to provide easy access to those traveling along the I-35 thoroughfare.

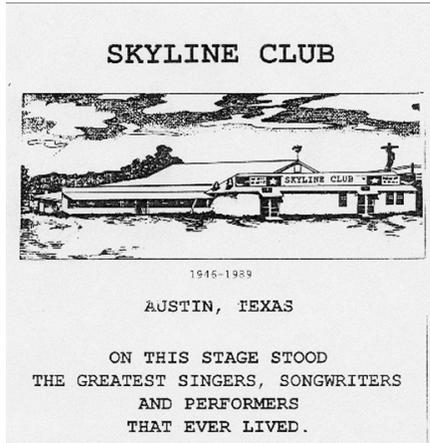
Neighborhood History and Background

Although a relatively new portion of the City, the NLCNPA has a rich history that has established its role within the City of Austin. While North Lamar Boulevard and Little Walnut Creek lend themselves to the colorful past that has helped shape much of north Austin (including the NLCNPA), more recent events, however, will provide for a more volatile history of this neighborhood.

⁴ According to the 2000 Census, approximately 26 percent of all housing units in the NLCNPA were single-family; 60 percent were multifamily units; 13 percent were duplex, triplex, or fourplex units.

North Lamar Boulevard

As the namesake of the NLCNPA, North Lamar Boulevard has helped shape the north Austin area. Serving as the western boundary for the neighborhood, North Lamar Boulevard is also a historic north-south thoroughfare for the entire City of Austin. An ox-cart trail predates the current path of North Lamar Boulevard; this trail carried Spanish teamsters en route to San Antonio through the north Austin area, including the NLCNPA.



Brochure for the Skyline Club
Photo courtesy of: <http://fryr.tripod.com/cfhistnlamar.html>

Now marked by myriad commercial establishments, North Lamar Boulevard was once a prominent route to the many farms and homesteads that dotted the north Austin landscape, including some in or near the NLCNPA. The route also led to several popular nightclubs and music venues that lied outside the City's original limits; and, some of these clubs played host to many famous musicians. In particular, at the Skyline Club, performances by Elvis Presley, Hank Williams, and Johnny Horton entertained the north Austin area for decades until its closure in 1989.

Fiskville⁵

Just north of Austin, the village of Fiskville was founded in the early 1870s near the convergence of Little Walnut Creek and US Highway 81 (now North Lamar Boulevard). Named for pioneer settlers George Greenleaf Fisk and Josiah Fisk, this small community was the first stage stop between north Austin and Georgetown.

Once settled, Fiskville became a growing community with an estimated population of 120 in the mid-1890s. A steam flour mill and cotton gin, general store, church, and school were all constructed to serve Fiskville's growing population. However, by the early 20th Century, the community's population began to decline as people moved to nearby Austin and the additional opportunities it provided them. Although its population declined considerably, Fiskville retained its identity until it was annexed to the City of Austin in the mid-1960s. One of the few remnants of the Fiskville community is the Fiskville Cemetery, located in the heart of the Heritage Hills-Windsor Hills neighborhood, just outside of the NLCNPA.



Remnants of the Fiskville stage stop
Photo courtesy of:
<http://www.ci.austin.tx.us/library/ahc/outside/north.htm>

Crime and the Neighborhood's Response

In recent years, a dramatic rise in criminal activity has occurred in north Austin. For each year in the five-year period between 2004 and 2008, an average of nearly 3,100 crimes occurred in the NLCNPA; this average accounts for approximately 2 percent of *all* crimes

⁵ For more information on Fiskville, refer to the *Handbook of Texas Online*. (<http://www.tshaonline.org/handbook/online/articles/FF/hvf23.html>)

committed within the City of Austin's limits for this same period. Though the actual crime rate has varied between 2004 and 2008 for the NLCNPA, it has stayed fairly on par with that of the City of Austin. However, in 2006, the NLCNPA saw a nearly 72 percent increase in criminal activity, with an across-the-board increase in all major offenses. The Austin Police Department partially attributes this rise in crime to the addition of Hurricane Katrina evacuees to the NLCNPA population between 2005 and 2006.

Table A. NLCNPA Total Crime Data Summary, 2004-2008

	2004	2005	2006	2007	2008
Murders	2	0	1	2	0
Rape/Sex-Related Crimes	14	9	23	12	38
Violent Crimes	145	142	181	143	166
Property Crimes	1,184	1,133	1,378	1,277	1,054
Drug-related crimes	245	n/a	722	515	624
Prostitution	158	122	146	91	39
Other, non-violent offenses	953	775	1,299	1,239	1,635
Total	2,701	2,181	3,750	3,279	3,556

Source: Austin Police Department

Non-violent offenses (e.g., domestic disturbances, criminal mischief) and property crimes (e.g., burglary, theft) have consistently made up the majority of criminal activity in the NLCNPA (Table A); however, the NLCNPA has recently become a focal point in the City's fight against prostitution and drug-related offenses. Most of the crimes have occurred on the area's main thoroughfares: North Lamar Boulevard, Rundberg Lane, and the I-35 frontage road (see the *Criminal Activity Hotspots, 2004-2008, Map* on page 16). Those locations with the most occurrences of crime include commercial establishments along North Lamar Boulevard, large apartment complexes on I-35 and Masterson Pass, motels at

the intersection of Rundberg Lane and I-35, and the Sam Rayburn Drive residential area.

In response to the area's rise in crime, the NLCNPA community has sponsored neighborhood marches, barbeques, and protests to bring much-needed attention to the serious conditions that have greatly affected the quality of life here in recent years. Residents have focused on ridding their neighborhood of criminals and of those businesses that harbor them. Their efforts have been successful by garnering support from various agencies including



The front page article of *Austin American Statesman's* Metro Section (August 4, 2007) denotes a community march against crime.



2004



2005



2006



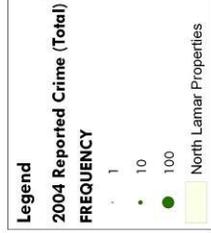
2007



2008

North Lamar Combined Neighborhood Planning Area

Criminal Activity Hotspots, 2004 - 2008
(Total Data)



This map has been produced by the City of Austin Planning and Development Review Department for the sole purpose of assisting in neighborhood planning discussions and decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy and completeness.

Data Source: Austin Police Department

the District Attorney's Office and the Austin Police Department. Crime will continue to be a recurrent challenge for the NLCNPA. However, with the continued involvement of residents and area agencies, the neighborhood will surely become a safer, more secure area for its residents, businesses, and visitors.

Neighborhood Changes

The face of the NLCNPA resident is changing; this suburban community has become more heterogeneous and diverse in recent decades with the addition of many foreign-born immigrants (Table B). Central Americans, Mexicans, and Asians are now considering north Austin home. In 2000, nearly one-third of the NLCNPA population was born outside of the United States; only 16.6 percent of the entire City's population was foreign-born. This demographic shift is reflected in an increase in the number of international businesses area-wide: grocery stores, shopping centers, restaurants, and other professional businesses have located within the NLCNPA to accommodate those newly-arrived to the area.

Table B. Foreign-Born Population, 2000

	Georgian Acres	North Lamar	NLCNPA	City of Austin
Total Population	8,593	5,888	14,481	656,562
Foreign-Born Population	2,769	1,843	4,612	109,006
Percent Foreign-Born	32.2%	31.3%	31.8%	16.6%

Source: US Census Bureau

Austin is a city of renters; being a college town with a relatively young, mobile population, home-ownership is not as common as in other comparable cities. The NLCNPA is no different than the City as a whole; a majority of renters call this neighborhood home. However, renters far outnumber homeowners in the NLCNPA: in 2000, nearly 82 percent of all occupied housing units were occupied by renters (Table C). The rentership rate fell slightly between 1990 and 2000; however, based upon the trend set between the two decades, it is safe to assume that this rate will remain relatively high in this area for years to come.

Table C. Occupied Housing Units by Tenure, 1990-2000

	Georgian Acres	North Lamar	NLCNPA	City of Austin
Occupied Housing Units, 1990	3,274	1,689	4,963	192,148
Renter-Occupied	2,868	1,267	4,135	114,174
Owner-Occupied	406	422	828	77,974
Percentage Renter-Occupied, 1990			83.3%	59.4%
Occupied Housing Units, 2000	3,621	2,094	5,715	265,649
Renter-Occupied	3,128	1,534	4,662	146,547
Owner-Occupied	493	560	1,053	119,102
Percentage Renter-Occupied, 2000			81.6%	55.2%

Source: US Census Bureau

The high rentership rate *and* disproportionate number of area rental units are of great concern to many NLCNPA stakeholders. The lack of homeownership or homeownership opportunities in an area could potentially lead to its overall instability: as fewer people become personally invested in their community (i.e., by owning a home), the less likely they will remain or cultivate any future there. Neighborhood stabilization through homeownership opportunities was discussed throughout the planning process, especially when discussing future land uses for particular properties. See the Land Use chapter for a further discussion on the special use infill options and their potential impacts on the NLCNPA.

Area Schools

The NLCNPA contains two Austin Independent School District (AISD) elementary schools within its boundaries: Barrington Elementary and Walnut Creek Elementary. Both schools have been cornerstones of the north Austin community since the 1960s. Walnut Creek and Barrington were built in 1961 and 1969, respectively. The construction of these schools signaled AISD’s anticipation of the area’s significant growth in population, especially that of school-aged children. In recent years, both schools have become heavily- or overpopulated as the NLCNPA and surrounding areas continue to grow.



Scripted signage of Barrington Elementary



Entrance to Walnut Creek Elementary

Barrington Elementary School was named in honor of Mollie Barrington, a long-time AISD teacher who championed the development of both spelling and handwriting skills in her students. Thus, to honor this woman, Barrington Elementary is the only school in the district with its name written in script on the front of its building. Like other landmarks in the area, Walnut Creek Elementary shares its name with the creek that runs through the planning area.

Both elementary schools serve the NLCNPA not only as education centers, but as places for neighbors and residents to commune, gather, or recreate. Barrington Elementary, especially, provides the neighborhood with one of its only two public, park-like settings.

Gethsemane Lutheran Church⁶

The tradition of Gethsemane Lutheran Church began in late 1868 with the congregation of several Swedish Lutheran immigrants. Originally, this congregation met in a stone and wooden church building in what is now downtown Austin; later, between 1883 and 1963,

⁶ For a more detailed history, see the “125 Years of Faith: A History” booklet provided by the Gethsemane Lutheran Church.

they occupied the Swedish Evangelical Lutheran Gethsemane Church building at 16th Street and Congress Avenue.



Gethsemane Lutheran Church

Having outgrown its previous two locations, the Gethsemane congregation built a large, 10-acre campus-like church near the intersection of Anderson Lane (US Highway 183) and I-35 in the NLCNPA. The new church buildings were dedicated beginning in 1963. The church’s sanctuary serves as a “lighthouse on a hill” as its 36-foot high stained glass windows and wall front US Highway 183. The stained-glass windows were designed and constructed by Gabriel Loire’s studio in Chartres, France, and, upon their placement on the Gethsemane site, were the first of their kind in the state of Texas.

Gethsemane Lutheran Church has become an integral part of the NLCNPA community and to the entire City of Austin. With several community outreach programs, the Gethsemane congregation reaches those not just within its vicinity but to those in all parts of the Austin community.

Statistical Profile

Since 1990, the Austin area has become one of the fastest growing metropolitan regions in the nation. While a lot of this growth occurred in the more suburban portions of the metropolitan region, the City of Austin’s population growth rate was 41 percent between 1990 and 2000. The NLCNPA’s growth has been on par with that of the City of Austin, growing over 37 percent for the same time period; refer to Table D for these trends. Austin and its core neighborhoods (including the NLCNPA) continue to grow: in July 2008, the US Census Bureau estimated that 757,688 people resided in the City of Austin.⁷

Table D. Population, 1990-2000

	Georgian Acres	North Lamar	NLCNPA	City of Austin
1990 Population	6,575	3,976	10,551	465,622
2000 Population	8,593	5,888	14,481	656,562
1990-2000 Population Change	2,018	1,912	3,930	190,940
Percent Change	30.7%	48.1%	37.2%	41.0%

Source: US Census Bureau

Perhaps the most significant indicator of changes in the population is the increase in the number of people living in each household (Table E). Between 1990 and 2000, the average household size in the NLCNPA increased by nearly 12.5 percent, from an average of 2.35 persons per household to an average of 2.64. By contrast, the average household size increased by only 3 percent for the whole of Austin, from 2.33 to 2.40 persons per

⁷ Detailed population estimates for the NLCNPA are not readily available for 2008. This data is only available through the decennial census data released by the United States Census Bureau.

household. More telling is the relatively flat rate of residential development within the NLCNPA between 2000 and the second quarter of 2007; only 65 building permits were issued during this period. It can be assumed, then, that as average household sizes continue to rise in the NLCNPA, where residential development has all but stagnated, the existing housing stock has become more crowded.

Table E. Persons per Household, 1990-2000⁸

	Persons per Occupied Unit, 1990	Persons per Occupied Unit, 2000	
Georgian Acres	Census Tract 18.04, Block Group 3	2.11	2.28
	Census Tract 18.06, Block Group 1	2.95	3.14
	Census Tract 18.06, Block Group 2	1.66	2.07
	Census Tract 18.06, Block Group 3	2.05	2.50
North Lamar	Census Tract 18.23, Block Group 1	2.25	2.77
	Census Tract 18.23, Block Group 2	3.07	3.09
City of Austin		2.33	2.40

Source: US Census Bureau

The NLCNPA is a relatively young neighborhood (Table F). In 1990 and 2000, nearly half of the NLCNPA population was between the ages of 15 and 34; 50.5 percent and 45.6 percent of the population was made up of 15- to 34-year-olds in 1990 and 2000, respectively. However, the number of 45- to 54-year-olds more than doubled between 1990 and 2000, growing by 105.5 percent. While the population ages, NLCNPA residents are also forming families, indicated by the significant gains in the younger cohorts (ages under 5 to 24). The increases in both the younger- and middle-aged cohorts also suggest families' attraction to the NLCNPA and its relatively affordable housing.

Table F. NLCNPA Population by Age, 1990-2000

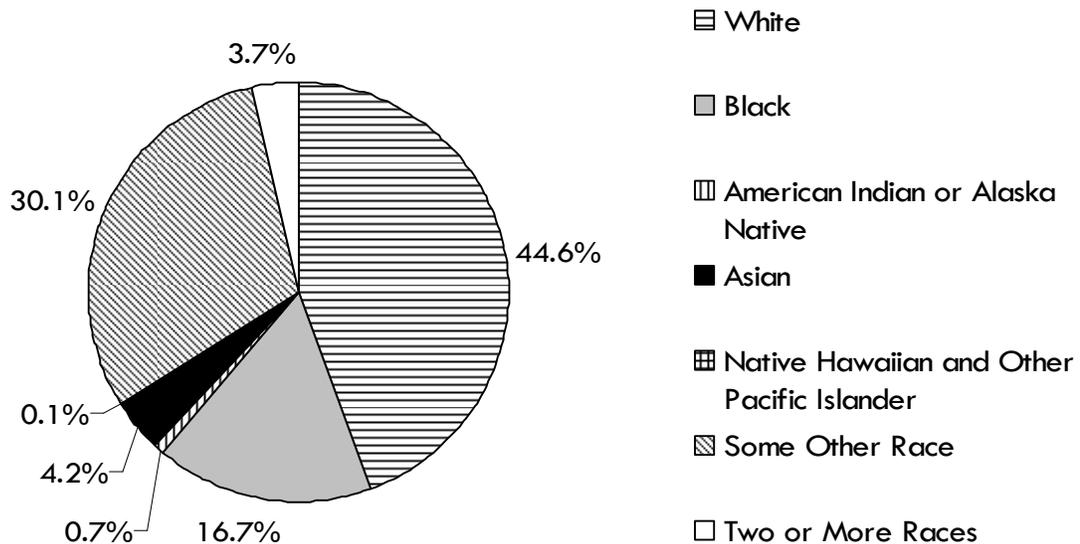
Cohort	Population		% Change
	1990	2000	
under 5	1,027	1,498	45.9%
5 to 9	733	1,159	58.1%
10 to 14	533	788	47.8%
15 to 24	2,284	3,102	35.8%
25 to 34	3,048	3,501	14.9%
35 to 44	1,431	2,142	49.7%
45 to 54	620	1,274	105.5%
55 to 64	399	524	31.3%
65 and over	476	493	3.6%
Total	10,551	14,481	37.2%

Source: US Census Bureau

⁸ The data presented in Tables E and K is Block Group-level data; a Block Group is one of the smallest geographical divisions used by the US Census Bureau to gather data for a specific area. The data could not be combined on a planning area-wide level (as found in other tables) so to not skew their results.

In recent years, the NLCNPA has become a minority-majority neighborhood, where no ethnic group has a majority of the area's population (Figure G). In 2000, whites made up 44.6 percent of the area's total population; persons of other races, blacks, and Asians made up the remaining portion of the population with a representation of 30.1 percent, 16.7 percent, and 4.2 percent, respectively. Greatly contributing to the majority-minority representation in the area is the substantial growth in the Hispanic or Latino population here (Table H). Between 1990 and 2000, the number of people of Hispanic or Latino descent increased by nearly two-and-a-half times. Though the absolute increase in this portion of the population is telling, the percentage share Hispanic or Latino persons have of the NLCNPA's total population is even more so: of the 1990 population, 28.1 percent of the residents were of Hispanic or Latino origin; in 2000, that share rose to 49.9 percent.⁹ This data solidifies the NLCNPA's position as a popular destination, or "immigrant gateway," for recent Hispanic or Latino immigrants, especially those from Mexico and Central America.¹⁰

Figure G. NLCNPA Percentage Share of Races, 2000



Source: US Census Bureau

⁹ Persons of Hispanic or Latino origins fall within most of the ethnic groups as determined by the United States Census Bureau; Hispanics or Latinos can be white, black, American Indian, etc. For example, in 2000, the 49.9 percentage share of Hispanic or Latino descendants falls across the entire racial spectrum shown in Figure G; thus, a specific racial or ethnic group does *not* contain the entire share of Hispanic or Latino descendants.

¹⁰ Refer to: Singer, Audrey. "The Rise of New Immigrant Gateways." The Brookings Institution: Center on Urban and Metropolitan Policy (2004): 1-36.

Table H. Persons of Hispanic or Latino Origin, 1990-2000

	Total		
	1990	2000	% Change
Georgian Acres	1,876	4,329	130.8%
North Lamar	1,088	2,897	166.3%
NLCNPA	2,964	7,226	143.8%
Percent Hispanic	28.1%	49.9%	

Source: US Census Bureau

NLCNPA residents are generally less educated than other City of Austin residents. Educational attainment levels (Table J) trend toward residents earning less than a college-level education for the NLCNPA: a higher percentage of those without a college-level degree live within the neighborhood. In fact, between 1990 and 2000, the NLCNPA has become a less-educated neighborhood while the City has seen greater gains in educational attainment amongst its population. In direct correlation to the low educational attainment of NLCNPA residents, their relative wealth is comparatively lower than the City of Austin as well. Though substantial gains were made in the area's median family income between 1990 and 2000 (Table K), in 2000, the income levels in the NLCNPA were between 34.4 and 51.4 percent less than the City's median family income.

Table J. Educational Attainment (for persons 25 years old or older), 2000

	Georgian Acres	North Lamar	NLCNPA	City of Austin
Less than 9th Grade	18.3%	16.4%	17.5%	8.3%
9th - 12th Grade, no diploma	11.7%	14.6%	12.9%	8.3%
High School Graduate	27.6%	26.1%	27.0%	17.0%
Some College, no degree	22.3%	21.6%	22.1%	21.1%
Associate's Degree	4.7%	7.6%	5.9%	5.0%
Bachelor's Degree	11.7%	9.8%	10.9%	25.7%
Graduate or Professional Degree	3.6%	3.9%	3.7%	14.7%

Source: US Census Bureau

Table K. Median Family Income (MFI), 1989-1999

		1989 MFI	1999 MFI
Georgian Acres	Census Tract 18.04, Block Group 3	\$15,417	\$29,667
	Census Tract 18.06, Block Group 1	\$32,750	\$31,250
	Census Tract 18.06, Block Group 2	\$19,688	\$26,310
	Census Tract 18.06, Block Group 3	\$16,660	\$27,589
North Lamar	Census Tract 18.23, Block Group 1	\$27,429	\$35,461
	Census Tract 18.23, Block Group 2	\$21,932	\$30,263
City of Austin		\$33,481	\$54,091

Source: US Census Bureau

Planning Process

The nearly two and one-half year NLCNPA planning process began with background research and field work in preparation for the public kick-off event held on November 15, 2007. At subsequent meetings, neighborhood planning staff assisted NLCNPA stakeholders in the development of goals and objectives related to the five subject areas addressed by this neighborhood plan: quality of life, parks and trees, transportation, infrastructure, and land use.

Planning Process Objectives

Neighborhood planning staff strove to meet the following objectives in order to provide NLCNPA stakeholders with a clear, meaningful, and effective planning process:

- Build trust between the City of Austin and the stakeholders in the planning area.
- Establish points of contact with other City departments and organizations, such that their expertise may be utilized for stakeholder meetings and in creating feasible and practicable recommendations.
- Encourage the involvement of all stakeholders throughout the planning process.
- Provide educational materials (including web-based resources) to all stakeholders so to help them understand all parts of the planning process and its outcome(s).
- Build consensus among stakeholders regarding participation processes, goals, objectives, and recommendations.
- Create a sense of ownership and pride for the neighborhood plan.

Neighborhood Planning Process Overview

Once background research and initial outreach efforts were completed, planning staff invited all NLCNPA residents, businesses, and property owners to attend the November 2007 kick-off event. Stakeholders were also invited to participate in the neighborhood's initial survey to provide greater first-hand insight into the area's history, qualities, and characteristics. Staff also requested contact information of all interested parties as a means for communication throughout the planning process; neighborhood meeting information and all other process-related announcements were sent via the provided contact information.



Participants at the November 2007 Kick-Off Event

The framework for the NLCNPA planning process was then built around the information staff received at both the First Workshop (December 2007) and the Vision and Goals Workshop (January 2008). Subsequent neighborhood meetings focused on those important issues identified by area stakeholders in those earlier meetings; these topical meetings (including crime and code enforcement, transportation, parks, etc.) were held throughout 2008. All meeting materials were placed on the NLCNPA website for review by all interested parties. For a detailed summary of meetings held throughout this process, see Appendix A.

Using information received at the topical meetings, staff began to draft the neighborhood plan, including the objectives and recommendations for each of the five identified areas of concern. To close out the first half of the planning process, all NLCNPA stakeholders were given an opportunity to review and provide feedback on the draft plan at the Mid-Process Open House (January 2009).

The second half of the NLCNPA planning process shifted stakeholders' focus toward land use and zoning issues. The land use and zoning workshops are arguably the most important of the process; the recommendations formed at these workshops are those that guide the area's development for the foreseeable future. Land use discussions began with the identification of areas throughout the neighborhood that need change. Stakeholders were asked to decide if the current land uses of particular properties were appropriate or not. Planning staff arranged the discussions around the five main thoroughfares of the NLCNPA (North Lamar Boulevard, Braker Lane, I-35, US Highway 183, and Rundberg Lane) as it was anticipated that most land use changes would occur there.



Participants at the January 2009
Mid-Process Open House

Zoning workshops followed with zoning recommendations based on the land use decisions made by stakeholders. These recommendations focused mainly on prohibiting certain uses on various properties along those thoroughfares mentioned above or bringing properties with incorrect zoning into conformance.

With the completion of the NLCNPA neighborhood plan, all area stakeholders had an additional opportunity to review and provide feedback on the draft plan at the Final Open House held on March 6, 2010; stakeholders were also invited to provide feedback through the final survey. Once all comments were reviewed and the plan document finalized, planning staff took the neighborhood plan before the Planning Commission and City Council in the Spring of 2010 for official approval and adoption. The NLCNPA plan was adopted on **May 27, 2010**.

Outreach and Participation

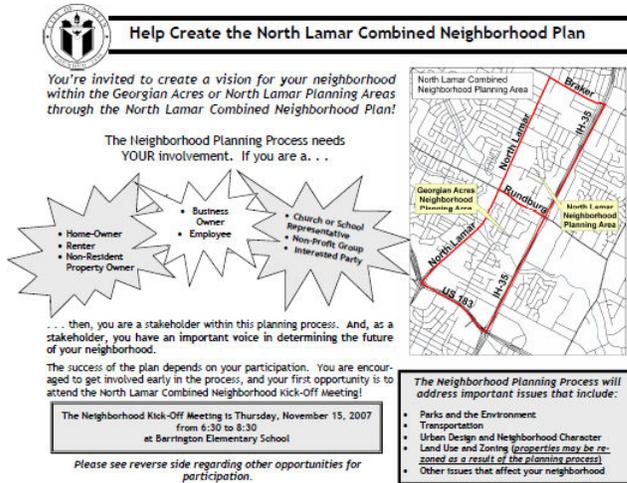
Planning staff utilized numerous outreach strategies to encourage continued involvement in the neighborhood planning process. For the NLCNPA plan, meeting notices were mailed to those on the interest list, posted online, and, on various occasions, were placed in public spaces or sent home with area elementary students. Several volunteers delivered meeting notices to their neighbors and area neighborhood associations announced NLCNPA meetings in their newsletters. On several occasions, planning staff coordinated outreach efforts with the North Creek/Georgian Acres and Mockingbird Hill neighborhood associations.

Upon the stakeholders' request, all mailed meeting notices were provided in both English and Spanish to accommodate the large Hispanic community living in the NLCNPA. When

necessary throughout the process, planning staff provided translation services for Spanish-speaking meeting participants.

It has been the goal of both planning staff and NLCNPA stakeholders to encourage

increased participation of fellow residents and neighbors, including renters, low-income or Spanish-speaking residents, business owners, or developers. Despite the outreach efforts mentioned above, the participation level in the NLCNPA planning process was limited at best; an average of approximately 18 stakeholders attended neighborhood meetings. Although meeting participation was low, those who were involved participated with great enthusiasm and with consideration towards the needs of the entire planning area, including those stakeholders not in attendance.



Example of a mail-out notice

Coordination with City Departments and Other Agencies

Planning staff worked closely with staff from other City departments (e.g., Parks and Recreation, Public Works) and other outside agencies (e.g., Capital Metro, Texas Transportation Institute) throughout the planning process. Representatives from these departments and agencies were invited to participate in the process and, on numerous occasions, attended neighborhood meetings to provide additional insight to neighborhood stakeholders regarding particular projects in their area. Their participation also helped frame some of the recommendations found throughout the NLCNPA plan.

Many of the objectives and recommendations in this plan fall under the scope of other City departments and outside agencies. Therefore, these departments or agencies are responsible for the implementation of those plan recommendations. Upon completion of the neighborhood plan, representatives of these departments and agencies reviewed the document and provided planning staff with invaluable input regarding the feasibility of implementing its recommendations.

It is the goal of planning staff that this substantial review will facilitate the successful implementation of the NLCNPA plan's recommendations given adequate funding and continued community support.